

1943 Profile of the Douglaston-Little Neck, Queens area

from the 1943 *New York City Market Analysis*



Originally published by the New York Times, the News Syndicate Co.,
the Daily Mirror, and Hearst Consolidated Publications

Scanned by the Center for Urban Research at the
CUNY Graduate Center



www.urbanresearch.org • www.gc.cuny.edu

For other 1943 profiles, please visit www.1940snewyork.com

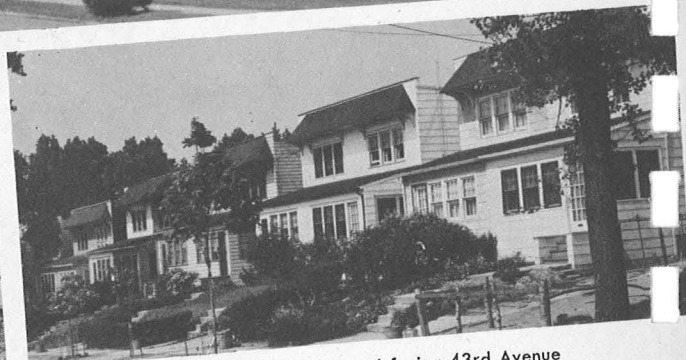
QUEENS 17

Douglaston-
Little Neck

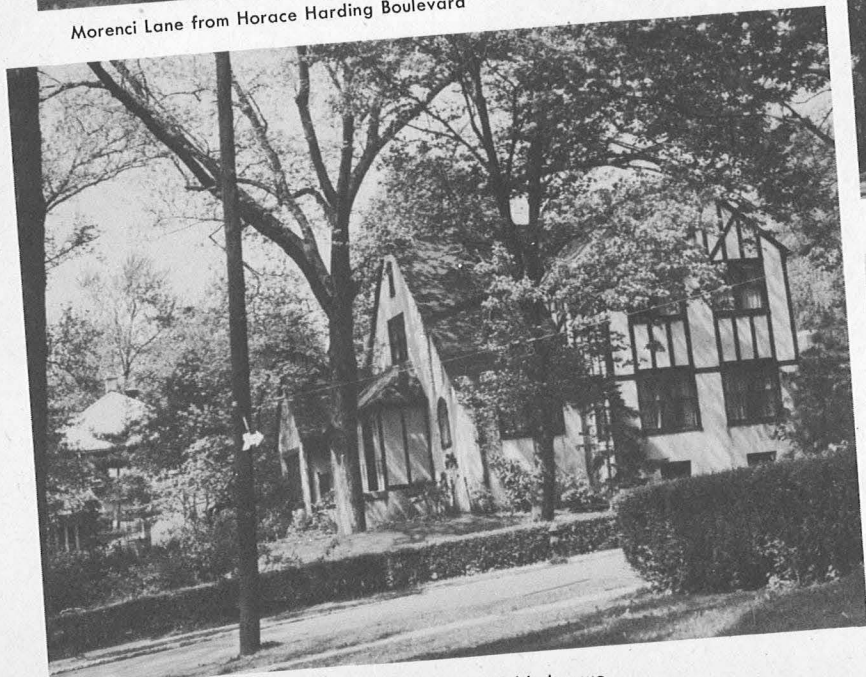
Left: Van Zandt Avenue from
Douglaston Parkway toward
243rd Street



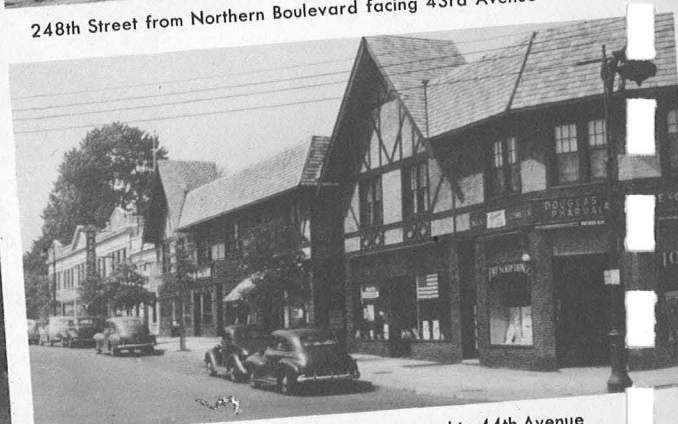
Morenci Lane from Horace Harding Boulevard



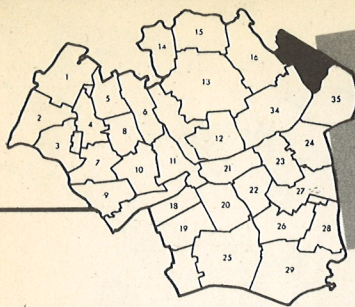
248th Street from Northern Boulevard facing 43rd Avenue



Shore Road from 35th Avenue looking toward 34th Avenue



Douglaston Parkway from Northern Boulevard to 44th Avenue



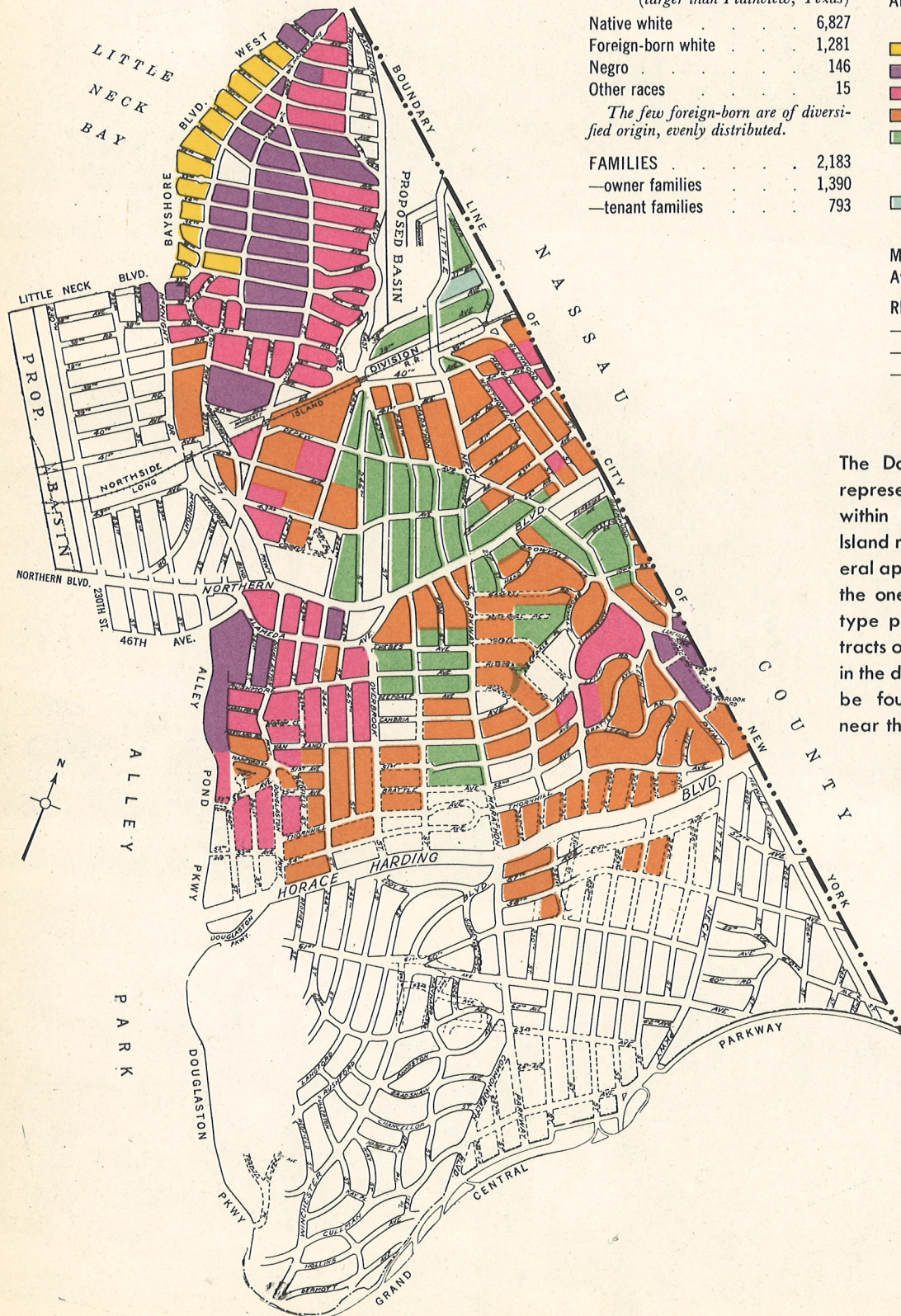
NEW YORK CITY MARKET ANALYSIS

Compiled by
THE NEWS
THE NEW YORK TIMES
DAILY MIRROR
JOURNAL-AMERICAN

QUEENS

17

Douglaston-Little Neck



POPULATION 8,269
(larger than Plainview, Texas)

Native white 6,827
Foreign-born white 1,281
Negro 146
Other races 15

The few foreign-born are of diversified origin, evenly distributed.

FAMILIES 2,183
—owner families 1,390
—tenant families 793

FAMILIES BY MONTHLY RENT & ANNUAL EXPENDITURE GROUPS

Rental	Expenditure	
Yellow	\$150 & up	\$10,000 & up 173
Purple	100-149	6,000-9,999 277
Pink	75- 99	4,500-5,999 412
Orange	50- 74	3,000-4,499 606
Green	30- 49	1,800-2,999 582
	40- 49	2,400-2,999 209
	30- 39	1,800-2,399 373
Light Green	Under 30	Under 1,800 104
	Unknown	29

Median family expenditure \$3,955
Average family expenditure \$4,689

RESIDENTIAL STRUCTURES 2,061
—one-family houses 1,916
—two-family houses 73
—three-or-more-family houses 72

The Douglaston-Little Neck district represents still another "suburbs within New York." Near the Long Island railroad station there are several apartment houses, but otherwise the one-family home of a superior type prevails. There are still large tracts of undeveloped, wooded land in the district. Principal shopping is to be found on Northern Boulevard near the city line.